

TOWNE ENGINEERING, INC.

PROFESSIONAL ENGINEERS • LAND SURVEYORS • EXPERT WITNESS
RICHMOND LANE • P.O. BOX 162 • SOUTH WINDHAM, CT 06266
(860) 423-6371 • (860) 889-2100 • FAX (860) 423-5470

LETTER OF TRANSMITTAL

DATE	5/10/2023	JOB NO.	22-83
ATTENTION			
RE: PROPOSED LOT COMBINATION			
HERINDEEN LANDING,			
WOODSTOCK, CT			

TO TOWN OF WOODSTOCK

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order APPLICATION PACKET

COPIES	DATE	NO.	DESCRIPTION
1	5/6/23	1136	TOWN OF WOODSTOCK CHECK \$260.00
1	5/6/23		SUBDIVISION/RESUBDIVISION APPLICATION FOR MODIFICATION
1	5/6/23		WINDHAM WATERSHED NOTIFICATION COPY

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS Any questions please feel free to call or email
Matt Maynard, P.E. at #860-423-6371 or
mmaynard@towneengineeringinc.com

COPY TO _____

SIGNED: _____

SUBDIVISION MODIFICATION APPLICATION
TO COMBINE LOT #2 & LOT #3
HERIDEEN LANDING SUBDIVISION

RECEIVED
MAY 15 2023
TOWN OF WOODSTOCK
LAND USE DEPT.

SUBDIVISION / RE-SUBDIVISION APPLICATION

Town Hall, 415 Route 169, Woodstock, CT 06281, (860) 963-2128 x332, Fax (860) 964-9457

APPLICATION FOR:	Application # : <u>450-01-08M</u>
Subdivision Approval	Date Submitted : <u>5-10-23</u>
Re-Subdivision Approval	Fee: \$ <u>260</u>
To Correct Illegal Subdivision	Check Submitted By: <u>Jose Andrade</u>
<u>To Modify Previous Approval</u>	PZC Receipt Date: <u>5-15-23</u>

Please note: By signing this form you agree to allow members of the Commission and the Agent access on the property to evaluate the application or conditions of the application.

ALL APPLICANTS FILL OUT THIS SECTION — PLEASE PRINT

Submit completed application to the Town Planner during regular business hours.

(include additional pages, if necessary to include all parties involved)

Applicant

Name: Jose Andrade & Catherine Bocciarelli
Address: 6 Vinton Road Sturbridge, MA 01566
Phone #: 860-338-1093 Fax #: _____
Email: jandrade@gmail.com / cbocciarelli@gmail.com
Signature: [Signatures] Date: 05/06/2023

Contact Person / Representative

Name: Matthew D. Maynard, P.E. (Towne Engineering, Inc.)
Address: P.O. Box 162 South Windham, CT 06266
Phone #: 860-423-6371 Fax #: 860-423-6470
Email: mmaynard@towneengineeringinc.com
Signature: [Signatures] Date: 4/28/2023

Property Owner

Name: Same as Applicant
Address: _____
Phone #: _____ Fax #: _____
Signature: _____ Date: _____

Note: If activity is proposed along a town Scenic Road, a separate application may be required for approval of this activity. Please see the "Ordinance Concerning the Designation of Scenic Roads".

Woodstock Planning & Zoning Commission

Town Hall, 415 Route 169, Woodstock, CT 06281

Location of Property

Street: Herindeen Landing

Map: 5173 Block : 01 Lot: 2A & 3A

Lot size: 5.40 acres Road Frontage: 413.86' Scenic Road? No

Assessor's Signature: _____

If Resubdivision Town Clerk's Map #: _____ Date Filed: _____

Name of Applicant: _____

Application #: _____ Date approved: _____

Subdivision (or Resubdivision) Details and Calculations

The following Site Calculations apply to the property/ies as submitted on the application.

	Total Acreage	Square Feet
Total Parcel		
Wetlands, Watercourses & Restricted Land		
Gross Buildable Acreage (GBA)		
Conservation Land / Open Space (min. 50% of GBA)		
Development Land (max. 50% of GBA)		
Density Factor	2.5	
Maximum Lot Yield		
Proposed # of Lots		
Total # of lots		
(for conservation/open space) _____	_____	_____
Other purpose / remaining land _____	_____	_____

Proposed roads/driveway details

Total Parcel Frontage:	Linear Feet:
New Road <input type="checkbox"/> Yes <input type="checkbox"/> No	Linear Feet:
Proposed Name:	
New Common driveway:	Linear Feet:
Serves # homes/lots (max. 5): _____	

Woodstock Planning & Zoning Commission

Town Hall, 415 Route 169, Woodstock, CT 06281

Subdivision & Resubdivision Fee calculation sheet (fill in all items as applies to application)

Itemized charge **Detail** **X # Lots** **= Item Total**

Subdivision / Resubdivision

Staff Review	\$300 per lot		
Erosion and Sediment Control Fee	\$55 per lot		

Modification to Approved Subdivision or Resubdivision

Modification Fee	\$200 flat fee		\$200
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Public Hearing

(additional, if applicable)	\$225 flat fee		
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Consultants

Engineer	\$250 per lot		
Other	Applicant reimburses in full per Fee Ordinance Section 3.4.		

New Road (Public or Private)

Engineering Follow-up Review and Inspections	\$2,000 + \$1 / LF of new road or length of extension		
	$\$2000 + (\$1/LF \times$	$LF)$	

Modifications to Existing Road

Engineering Follow-up Review and Inspections	\$500		
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Common Driveway

Engineering Follow-up Review and Inspections	\$500		
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State Fee

(additional)			\$ 60. ⁰⁰
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Total			\$260.00
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Property Owner's Written Consent Form
For all applications submitted to Woodstock Planning & Zoning Commission

Application Type, check as applicable:

- | | |
|---|--|
| <input type="checkbox"/> Subdivision / Resubdivision | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Special Permit | <input type="checkbox"/> Activity on a Scenic Road |
| <input checked="" type="checkbox"/> Other, please specify: <u>Subdivision Modification to combine 2 lots in an approved subdivision</u> | |

To Whom It May Concern: Jose Andrade & Catherine Bocciarelli
Please be advised, I, _____ legal property owners of:

Location of Property

Street: Herindeen Landing

Map No. 5173 Block No. 01 Lot No. 6-2A & 6-3A as recorded in Town's

Assessor's office, do hereby authorize Matthew D. Maynard, P.E.
to act as my authorized agent to apply for the above noted application(s).


- In evaluating this application, I realize the Planning & Zoning Commission has relied on information provided by the authorized agent and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit/application may be modified, suspended or revoked.
- The undersigned swears that the information supplied in the completed application is accurate to the best of his/her knowledge and belief.

Signatures:

Legal Property Owner

Print: Jose Andrade & Catherine Bocciarelli

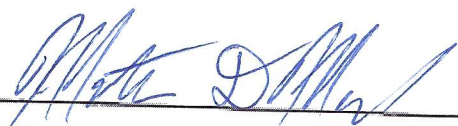
Date: 05/06/2023

Signature: 

Authorized Agent

Print: Matthew D. Maynard, P.E.

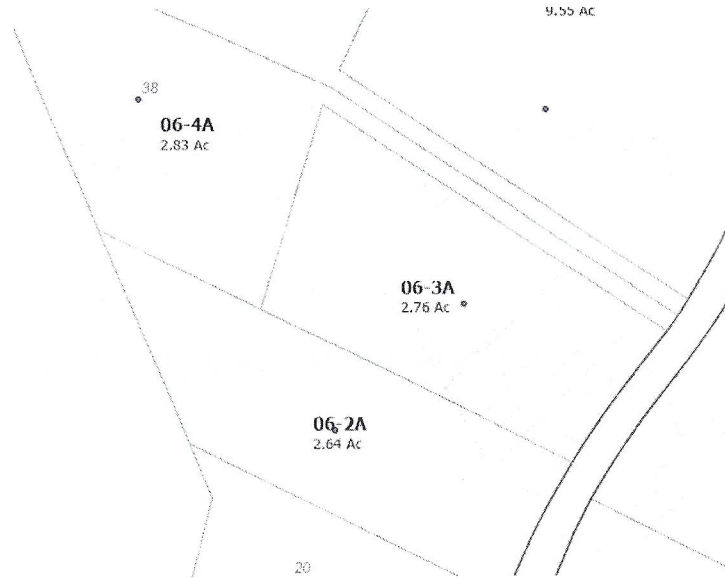
Date: 4/28/2023

Signature: 

*Please have all owners sign the form, using additional pages if necessary.

Town Hall, 415 Route 169, Woodstock, CT 06281, (860) 963-2128 x332, Fax (860) 963-7557

Ownership History



Parcels Created by Subdivison Approved August 7, 2002

Grantor	Grantee	Date	Volume	Page
Lot 2A				
Muirfield Development	Harold Wotton	6/23/2008	493	205
Harold Wotton	Jose Andrade Catherine Bocciarelli	2/22/2023	713	248
Lot 3A				
Muirfield Development	Kristen Wotton	6/28/2007	477	165
Kristen Wotton	Jose Andrade Catherine Bocciarelli	2/22/2023	713	252

COPY

Notification to the Windham Water Works or Southbridge Public Water Supply or Putnam Public Water Supply Watershed of Application for a Project within the Noted Water Supply - Required by Public Act 89-301

P.A. 89-301 "An Act Implementing the Recommendation of the Water Lands Task Force and Concerning Water Diversions and Notification to Water Companies of the Storage of Hazardous Materials," requires applicants to provide a water company written notice of an application, petition, request or plan if the proposed project is located within the watershed of the wetland, zoning or planning and zoning commission and zoning boards of appeal. The applicant must mail such notice within seven (7) days of the date of the application, by certified mail, return receipt requested. The Town of Woodstock furnishes this form to such boards and commissions in its watershed to be used by applicants to meet this requirement. Other forms or letters, as approved by each commission, may be used, but must contain the same information. To determine if a project is within one of the above-noted watersheds, please consult the map on file with the Commission or Town Clerk. Failure of an applicant to comply with this law may be grounds for a legal appeal of a decision rendered on the application due to a procedural error. Do not jeopardize your application, send your notification!

- 1. Application submitted to: () Inland Wetlands Commission (X) Planning & Zoning Commission () Zoning Board of Appeals
- 2. Type of Application: () Zone Change () Subdivision () Special Exception/Permit () Variance (X) Other (Describe)

Combining 2 lots in an approved Subdivision

Name & Address of Applicant Jose Andrade & Catherine Bocciairelli
6 Vinton Road, Sturbridge MA 01566

Project Street Location/Nearest Utility Pole Herideen Landing
500 feet north of Route 197

Contact Person Matthew D. Maynard, P.E. Phone # _____
Towne Engineering, Inc.

Brief description of application: (For example: several lot subdivision with on-site septic systems and wells)
PZC application to combine 2 lots in an approved subdivision
no site work is proposed at this time.

Public Hearing Date _____ Commission Meeting Date _____

Enclose a copy of the application submitted to the Town and a full set of project plans. Mail this completed form or substitute by certified mail; return receipt request to the appropriate watersheds.

Windham Water Works
Superintendent
174 Storrs Road
Mansfield Center, CT 06250

Putnam Water & Sewer Dept
Superintendent
126 Church Street
Putnam, CT 06260

Southbridge Water Dept., 70 Foster Street, Southbridge, MA 01550